

# Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>   | SSD 6848                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Proposal Name</b>        | Lismore Hospital Redevelopment Stage 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Location</b>             | Lismore Hospital, Uralba Street, Lismore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Applicant</b>            | Health Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Date of Issue</b>        | 19 December 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>General Requirements</b> | <p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul> |
| <b>Key issues</b>           | <p>The EIS must address the following specific matters:</p> <p><b>1. Statutory Context</b><br/>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No 33 - Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land; and</li> <li>• Lismore Local Environmental Plan 2012.</li> </ul> <p><i>Permissibility</i><br/>Detail the nature and extent of any prohibitions that apply to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

#### *Development Standards*

Identify compliance with the development standards applying to the site.

#### *Contamination*

Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

### **2. Strategic Policies and Guidelines**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Far North Coast Regional Strategy;
- Northern Rivers Regional Transport Plan 2013;
- Northern Rivers Regional Plan 2013-2016.

### **3. Built Form and Urban Design**

- Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography and streetscape.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

### **4. Environmental Amenity**

Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, lighting impacts and wind impacts. A high level of environmental amenity for immediately adjacent residential land uses must be demonstrated.

### **5. Transport, Parking and Access**

Include a transport and accessibility assessment, which details:

- the existing and proposed pedestrian and cycle movements within the vicinity of the site;
- an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- measures to promote travel choices that support the achievement of State targets, such as a location-specific sustainable travel plan;
- the daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- the proposed access arrangements, including for emergency vehicles, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
- demonstrate adequate pedestrian links between the hospital site and the car park site have been provided;
- proposed car parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>• traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to traffic generating development (RMS)</i></li> <li>• <i>Planning guidelines for walking and cycling</i></li> <li>• <i>EIS Guidelines – road and related facilities (DP&amp;I)</i></li> </ul> <p><b>6. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.</li> <li>• Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy.</li> </ul> <p><b>7. Noise and Vibration</b></p> <p>Identify and provide a quantitative assessment of the main noise and vibration generating sources during construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> </ul> <p><b>8. Aboriginal Heritage</b></p> <p>Address Aboriginal heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC 2005) and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p><b>9. Sediment, Erosion and Dust controls (Construction and Excavation)</b></p> <p>Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>10. Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan.</li> <li>• Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures.</li> </ul> <p><b>11. Contributions</b></p> <p>Address any Section 94 Contributions Plan and Section 64 water and sewer developer service charges and/or provide details of any Voluntary Planning Agreement.</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | <p><b>12. Staging</b><br/>Details regarding the staging of the proposed development, including the proposed multi storey car park.</p> <p><b>13. Drainage</b><br/>Provide details of the drainage associated with the proposal, including stormwater, drainage infrastructure and OSD, which shall be designed in consultation with council and must avoid any adverse impacts on downstream properties.</p> <p><b>14. Waste</b><br/>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p><b>15. Hazards</b><br/>Identify, quantify and classify any proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.</p>                                                                                          |
| <b>Plans and Documents</b>                | <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Architectural drawings;</li> <li>• Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and boundaries;</li> <li>• Site Analysis Plan;</li> <li>• Stormwater Concept Plan;</li> <li>• Shadow Diagrams;</li> <li>• View Analysis / Photomontages;</li> <li>• Landscape Plan (identifying any trees to be removed and trees to be retained or transplanted);</li> <li>• Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report;</li> <li>• Arborist Report;</li> <li>• Acid Sulphate Soils Management Plan (if required); and</li> <li>• Schedule of materials and finishes.</li> </ul> |
| <b>Consultation</b>                       | <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with Lismore Council, Transport for NSW and Roads and Maritime Services.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Further consultation after 2 years</b> | <p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>References</b>                         | <p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |